

OAK HOLLOW

PLANNED DEVELOPMENT 119
ORDINANCE NO. 3462
PLANNING UNIT NO. 830405

AN ORDINANCE AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE PART OF

THE S.H. BEEMAN SURVEY, ABSTRACT NO. 1692, GENERALLY LOCATED ON THE WEST SIDE OF MATTHEW ROAD IMMEDIATELY NORTH OF THE TRAILWOOD ADDITION, FROM THE (A) AGRICULTURE ZONING DISTRICT TO: THE (PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR SINGLE-FAMILY DETACHED RESIDENTIAL USES. SAID ZONING MAP AND ORDINANCE PASSED ON JANUARY 27, 1971 AND RECORDED IN BOOK 8, PAGES 405 TO 509 OF THE ORDINANCE RECORDS OF THE CITY OF GRAND PRAIRIE, TEXAS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH: CONTAINING A SAVINGS CLAUSE AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the hereinafter described property filed application with the City of Grand Prairie Texas, petitioning- an Amendment of the Zoning Ordinance and Map of said City so as to -rezone and 'reclassify said- property- from its classification of (A) kgriculturd- (PD) -Planned Development No. 119; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas -held a public hearing on said application* on- April 11, 1983 after. written Notice of -such public hearingbefore- the Zoning Commission on the proposedchange in classification had been sent to owners of real property lying within 200 feet of the -property on which the in classification is proposed, said Noticehaving than change Notice hail been tiven.-nof less ten (10) days before the date set for -heirEng to all" such- owners who rendered their said property or City taxes as the ownership appears **on the** last approved City Tax.Roll and- such -Noticee being served by-'depositing -the- "same, properly -addressed and postage paid, in-the City: Post Office; and

WHEREAS, after consideration of said application, the Zoning Commission of the City of Grand Prairie, Texas voted 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from (A) Agriculture to (PD) Planned Development No. 119; and

WHEREAS, subsequent to the public hearing of the Zoning Commission, Notice was given of further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:00 o'clock pm. on May 10, 1983, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time -and place of such hearing having been given at least fifteen (15) days prior to such hearing by publicaiton in the Grand Prairie Daily News, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed. rezoning; and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the property sought to be rezoned, as well as the nature and utilization of surrounding property, have found and determined that the property in question, as well as other property within the City Limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from the classification of (A) Agriculture by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

I.

That the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part, of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 35 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 27TH DAY OF JANUARY, 1971, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN "

and passed and approved January 27, 1971, recorded in Ordinance Book 8, Pages 405 to 509 inclusive,. as amended, so as to establish and rezone the following described area from (A) Agriculture to (PD) Planned Development - for single-famo;u Detached Residential. uses:

1. BOUNDARY DESCRIPTION:

LEGAL DESCRIPTION
PD-119

Ord. 3462

Being a tract or parcel of land situated in the City of Grand Prairie, Dallas County Texas; and being part of the S. H. Beeman Survey, Abstract No. 1692; and being part of the 85 acre tract of land conveyed to M. R. Martin by deed recorded in Volume 2653, Page 373 of the Deed Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a point for corner in the south line of the S.H. Beeman Survey; said point being the southwest corner of said M.R. Martin tract;

THENCE North 00 degrees 13 minutes 45 seconds West a distance of 2466.81 feet to a point for corner;

THENCE North 89 degrees 34 Minutes 15 seconds East a distance of 1420.03 feet to a point for corner;

THENCE South 00 degrees 09 minutes 45 seconds East a distance of 227.77 feet to a point for corner;

THENCE South 13 degrees 01 minutes 12 seconds East a distance of 74.01 feet to a point for corner;

THENCE South 89 degrees 34 minutes 15 seconds West a distance of 338.17 feet to a point for corner;

THENCE South 00 degrees 09 minutes 45 seconds East a distance of 1407.47 feet to a point for corner;

THENCE South 86 degrees 42 minutes 35 seconds West a distance of 208.61 feet to point for corner;

THENCE South 50 degrees 01 minutes 52 seconds West a distance of 259.72 feet to a point for corner;

THENCE South 28 degrees 00 minutes 39 seconds West a distance of 232.98 feet to a point for corner;

THENCE South 26 degrees 21 minutes 47 seconds West a distance of 201.52 feet to a point for corner;

THENCE South 38 degrees 25 minutes 09 seconds West a distance of 256.55 feet to a point for corner

THENCE South 89 degrees 38 minutes 25 seconds West a distance of 327.15 feet to the POINT OF BEGINNING, and containing 2417580 square feet or 55.5000 acres of land, more or less.

2. PERMITTED PRINCIPAL USES:

No land shall be used and no building shall be erected or converted to any use other than:

- A. All uses as provided in Section B-100 of the Comprehensive Zoning Ordinance of the City of Grand Prairie for the (SF)
- B. One single-family detached residential dwelling on an individual lot of record.
- C. Temporary real estate sales offices located on property being sold, or on-site construction offices limited to the period houses on the lots, which ever may be the later date .
- D. Paved automobile parking areas which are necessary to the uses permitted in this district.
- E. Customary home occupations as defined in, Section B-800 of the Comprehensive Zoning Ordinance of the City of Grand Prairie.
- F. Municipally owned or controlled facilities, utilities, and uses, except those uses that pay for, a Specific-Use Permit,.

3. PERMITTED ACCESSORY USES:

The following uses - shall be permit permitted as. accessory uses - :

- A. Portable storage buildings not larger than one hundred twenty (120) square feet and ten (10) feet in height accessory to a principal residential use on the same lot.
- B. Private nurseries, greenhouses, swimming pools, spas or saunas, and gardens as an accessory use incidental to the principal residential use on the same lot.

4. PROHIBITED USES:

The following uses shall be prohibited in this District:

- A. Any building erected or land used for other than one or more of the preceding specified uses.
- B. The storage of equipment, material or vehicles, including abandoned vehicles, which are not necessary to the uses permitted in this district.
- C. A driveway or crosswalk way, as distinct from a dedicated street, to provide access to premises in a Commercial or Industrial District.
- D. Any use of property that does not meet the required minimum lot size, front, side and rear yard dimension, and/or lot width; or exceeds the maximum height, or building coverage as required by this ordinance.

6. PARKING:

Minimum number of off-street parking spaces required for:

- A. Single-family detached residential dwelling2 spaces, not to include
.....enclosed garage spaces.
- B. All other uses: As provided by applicable sections of the Comprehensive Zoning Ordinance of City of Grand Prairie.

7. SPECIAL RESIDENTIAL REGULATIONS:

A. SPECIAL FRONT YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED, OR ALTERED TO HAVE A FRONT YARD SMALLER THAN HEREINAFTER REQUIRED.

(a) The front-setback shall be measured from the property_ line to the- front face- of the building, covered porch, covered terrace, or attached accessory building. Eaves and **roof extensions may -project into the required -front yard for a distance not to -exceed twenty-four (24) inches'**. (See Section G-100, Illustration. 5,. Grand Prairie Zoning --Ordlnance.).

(b) On. a- lot- abutting on -two (2) non-interstecting streets as distinguished from a corner lot, a' required front yard shall -provided on both -streets, unless a. building. line for accessory buildings his been established -along one frontage on the plat or by ordinance, in. which event only one required front yard need be observed.

B. SPECIAL FRONT, SIDE AND REAR YARD REGULATIONS - NO BUILDING OR STRUCTURE SHALL HEREAFTER BE LOCATED, ERECTED OR ALTERED TO HAVE A REAR YARD SMALLER THAN HEREINAFTER REQUIRED.

Every part of a required side or rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings as permitted in Section E-200 of the Grand Prairie Zoning Ordinance and the usual landscape planting and lighting. The ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features may project twenty-four (24) inches into the required yard.

C. SPECIAL OFF-STREET PARKING REGULATION&

1. Recreational vehicles, which shall mean, for the purposes of this section, a vehicular portable structure, designed for a temporary or short-term occupancy for travel, recreational or vacation uses, are prohibited from parking on a public thoroughfare. Any vehicle, including recreational vehicles, over eight (8) feet wide and over thirty-six (36) feet long shall not be stored or parked in this district.
2. Any commercial vehicle over 8 feet wide and 20 feet long, may not be parked or stored in this residential area, unless such vehicle is delivering goods or services in the conduct of business to a specific residence.
3. This section shall not apply to parking, standing and/or storage of vehicles on public property in residential areas, which has specific restrictions defined in Chapter No. 25 of the Traffic Code of Ordinances.

D. SPECIAL HEIGHT REGULATIONS.

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings, may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3) stories.

SPECIAL CONDITIONS

UTILITIES.

All utilities servicing this development (other than perimeter utilities) shall be installed underground, except for any major transmission lines, either existing or proposed, located within the boundaries of this development.

2. GENERAL REQUIREMENTS AND STIPULATIONS:

- A. All proposed uses are subject to the approval of a development plan or preliminary plat by the City Council after Planning and Zoning Commission prior to the issuance of a building permit or occupancy certificate on the proposed Ordinance. When a variety of land uses are proposed on a single tract of land, the development plan shall delineate the use.
- B. No use shall be located or operated in any district which involves the emission of odorous material, smoke or pollutants.
- C. The site or development plan finally adopted by the City Council shall be marked Exhibit "A", attached hereto and incorporated herein.

3. USE MATRIX:

The use matrix, attached hereto as Exhibit "B", shall be deemed to be a part of this ordinance.

M.

CITY PARTICIPATION

(a) The City of Grand Prairie will participate in the cost of any street installations (including all engineering costs covering design, layout and construction supervision) up to fifty (50%) percent of the total cost, for any street installed adjacent to a dedicated and accepted public park. All other street, bridge and utility participation by the City will be in accordance with existing City Policy.

(b) Nothing contained herein shall require the City to construct or contract to construct any project referred to herein if money is not available in the form of bond funds.

(c) Nothing contained herein shall be construed to require the City to appropriate money or submit to the vote of the electorate any bonds or to diminish or alter the discretion of the City Council in the issuance of bonds.

IV. DEVELOPMENT PLAN

The development plan will be the finally approved plat for this tract as described in Section 1, which under existing City Ordinances, may constitute a site plan for a planned development. No permits will be Issued for construction unless in conformance with said development plan.

V.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent Jurisdiction, such shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

VI.

That nothing contained herein shall be construed as relieving the owner of the

other land described hereinabove of conibliAance with all other ordinances or debarter of the City of Grand Prairie, Texas or lawd of the, State of Tex development of land or construction -of. building. in said City, nor shall this buildings ordinance be construed as relieving the owner of said land of -compliance- with all other provisions of Ordinance. No, 2299 and its amendments, same being the Comprehensive Zoning Ordinance of said City, unless specifically modified by the passage of this ordinance

That this ordinance shall be in full force and effect from and after Its passage and approval.

A

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THIS THE

ATTEST:

MAYOR City of Grand Prairie, Tx.

City Secretary

APPROVED AS TO FORM:

City Attorney